

Minutes  
Mansfield Inland Wetlands Agency  
Regular Meeting  
Monday, May 2, 2016  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger (6:40 p.m.), B. Chandy, R. Hall (6:39 p.m.), G. Lewis (6:31 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa  
Alternates present: P. Aho  
Alternates absent: T. Berthelot  
Staff present: L. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed alternate Aho to act until other members arrived.

**Approval of Minutes:**

**a. 04/04/2016 Regular Meeting:**

Chandy MOVED and Rawn seconded to approve the 4/4/2016 minutes as presented. MOTION PASSED with all in favor except Ausburger, Lewis, and Westa who were disqualified. Ryan noted that she listened to the minutes

**b. 04/13/2016 Field Trip:**

The notes from the 4/13/2016 field trip were noted.

**Communications:**

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted.

**Continued Public Hearing:**

**W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**

Chairman Goodwin opened the Continued Public Hearing at 6:33 pm. Members present were Goodwin, Chandy, Lewis, Rawn, Ryan, Ward, Westa and alternate Aho who was appointed to act. Linda Painter, Director of Planning and Development noted the following communications received and distributed to members: a 4/14/16 Memo from Jennifer Kaufman, Inland Wetlands Agent; 4/26/16 Nitrogen Loading Calculations, Gerald Hardisty, Civil Engineering Services; a 3/30/16 letter with attachments from Gerald Hardisty, Civil Engineering Services; a 3/29/16 Memo from Jennifer Kaufman, Inland Wetlands Agent; a 3/28/16 letter from CT DEEP; a 3/14/16 memo from Shery McGann, Eastern Highlands Health District; and an undated letter from Kathryn Ratcliff, 60 Bundy Lane.

At 6:35 p.m. the Chairman tabled the Public Hearing to allow for the applicant's team to arrive.

**Old Business:**

**d. W1565- Uniglobe Investment, LLC., Meadowbrook Lane, Sidewalk**

Ward MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investment, LLC (File #W1565) for construction of a sidewalk on property owned by the applicants and located at Meadowbrook Lane (73 Meadowbrook Lane to Sunny Acres Park) as shown on plans dated 9/21/2015, revised through 3/31/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and

This approval is valid for five years (until May 2, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**Continued Public Hearing:**

**W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**

The Chairman re-opened the Public Hearing at 6:40 p.m. and noted that Ausburger and Hall have arrived and Aho is no longer seated.

Ed Pelletier, Datum Engineering and Surveying, on behalf of the applicant, reviewed the proposal and map, pointing out the proposed layouts and proximity of development to wetlands. He noted that the closest structure to wetlands is the foundation drains. He discussed the two species of concern and the reports prepared by DEEP and the applicant's expert and stated that neither expert found evidence of either the Wood Turtle or the crayfish on the site sufficient to cause concern.

Ward questioned if the applicant had considered a conservation easement or a trail connection given the proximity to Joshua's Trust land. Pelletier responded that the applicant is not open to a conservation easement but they are exploring the Conservation Commission's recommendation for a trail connection. In later remarks, Pelletier said that a trail connection wasn't practical given the topography and the need to cross private property.

Kathryn Ratcliff, 60 Bundy Lane, read a letter into the record and submitted a copy for the file, expressing concern regarding nitrogen loading, the models used to evaluate this site, the species of special concern and the overall need to be proactive in protecting the environment.

Michael Soares, Dog Lane, is a member of the Conservation Commission, Open Space Advisory Committee, UConn Water Waste Water Advisory Committee. He disclosed that he recused himself from discussion of this application in both the Conservation Commission and Open Space Advisory Committee and speaks this evening as an individual and not as a representative of these groups. Soares read a letter into the record and submitted a copy for the file, expressing concern regarding nitrogen loading, environmental impact and wildlife impact.

Martha Kelly, 29 Bundy Lane, is a member of the Mansfield's Pre K through 8 Board of Education and its Committees, speaking as a resident and not as a member of any of these groups. Kelly read a letter into the record and submitted a copy for the file, expressing concern regarding the impact to water quality in the wetlands, to residents' wells and to wildlife.

Ed Pelletier, Datum Engineering and Surveying, noted that a major pollutant to the wetlands is the road runoff and that all activity on site is proposed in the uplands.

Westa asked the Pelletier to explain the difference between the two models used to evaluate potential nitrogen loading at the site, why two different models were used and what the differences between them means.

Howard Raphaelson, property owner, summarized the proposal and re-iterated that no wetlands are being disturbed as all work is in the uplands, and neither species noted from DEEP have been found on site.

There were no further comments or questions from the Public, Applicant or Agency. Rawn MOVED, Hall seconded, to close the Public Hearing at 7:26 p.m. MOTION PASSED UNANIMOUSLY.

#### **W1562-Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, 36 Units**

Chairman Goodwin opened the Public Hearing at 7:29 pm. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Ward, Westa and alternate Aho who was not seated. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 4/19/16 and 4/27/16 and noted the following communications received and distributed to members: a 4/27/16 memo from J. Kaufman, Wetland Agent; a 4/6/16 report from Richard Zulick Certified Forester/Soil Scientist; and a 3/31/16 Peer Review Report from BSC Group.

Westa MOVED, Chandy seconded, to adjourn the public hearing on the Inlands Wetlands Application of Uniglobe Investment, LLC to construct a 36 unit multi-family development at 91 and 93 Meadowbrook Lane (IWA File 1562) to May 16, 2016, and to schedule a special meeting of the Inland Wetlands Agency on May 16, 2016. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

- a. **W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**  
Item tabled for discussion to the 6/6/16 Meeting.
- b. **W1562-Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, 36 Units**  
Item tabled to the 5/16/16 Meeting.
- c. **W1564- Storrs Lodges, 218 Units, Hunting Lodge Road (Parcel I.D. 15.21.3)**  
Item tabled pending 6/6/16 Public Hearing.

#### **New Business:**

- a. **W1566- Groundwater & Environmental Services, 7 Storrs Road, Remedial Soil Excavation**  
Ryan MOVED, Ward seconded, to receive the application submitted by Groundwater and Environmental Services, Inc./Magic Holdings, LLC (IWA File #W1566) under the Wetlands and Watercourses Regulations of the Town of Mansfield for removal of petroleum impacted soil on property located at 7 Storrs Road as shown on a map dated 4/18/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- b. **W1567-R. Henning, 166 Moulton Road, Water Wheel**  
Ryan MOVED, Chandy seconded, to receive the application submitted by R. Henning (IWA File #W1567) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a small scale waterwheel to generate electricity on property located at 166 Moulton Road as shown on a map dated 1/12/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

#### **Reports from Officers and Committees:**

A Field Trip was scheduled for 5/11/16 at 3:00 p.m.

**Other Communications:**

None.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Vera S. Ward, Secretary